







### Property Description

Fantastic opportunity to acquire this well presented three bedroom semi-detached family home conveniently positioned for local schools, amenities and in brief comprises of entrance porch, entrance hall, two reception rooms, study, fitted kitchen, first floor bathroom and rear garden.

### Access Via

A front door opening into:

### Entrance Porch

Having minton tiles and further door to:

### Entrance Hall

Having radiator and doors to:

### Lounge

11' 11" x 11' 10" plus bay ( 3.63m x 3.61m plus bay )

Having a double glazed bay window to the front, meter cupboard, radiator and door to:

### Dining Room

12' 3" x 11' 11" max ( 3.73m x 3.63m max )

Having double door to rear garden, fire place, radiator and door to:

### Lobby

Having a double glazed window to the side, radiator and doors to:

### Study

5' 6" x 7' 10" ( 1.68m x 2.39m )

### Kitchen

9' 10" x 10' 11" ( 3.00m x 3.33m )

Having a double glazed window to the side and rear, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, gas hob with electric oven and cooker hood over, space for appliances, GCH boiler and radiator.

## First Floor

### Landing

Having loft access and doors to:

### Bedroom One

15' 10" max x 11' 10" max ( 4.83m max x 3.61m max )

Having two double glazed windows to the front and radiator.

### Bedroom Two

9' 5" max x 12' max ( 2.87m max x 3.66m max )

Having a double glazed window to the rear and radiator.

### Bedroom Three

10' 11" x 9' 10" ( 3.33m x 3.00m )

Having a double glazed window to the side and radiator.

### Bathroom

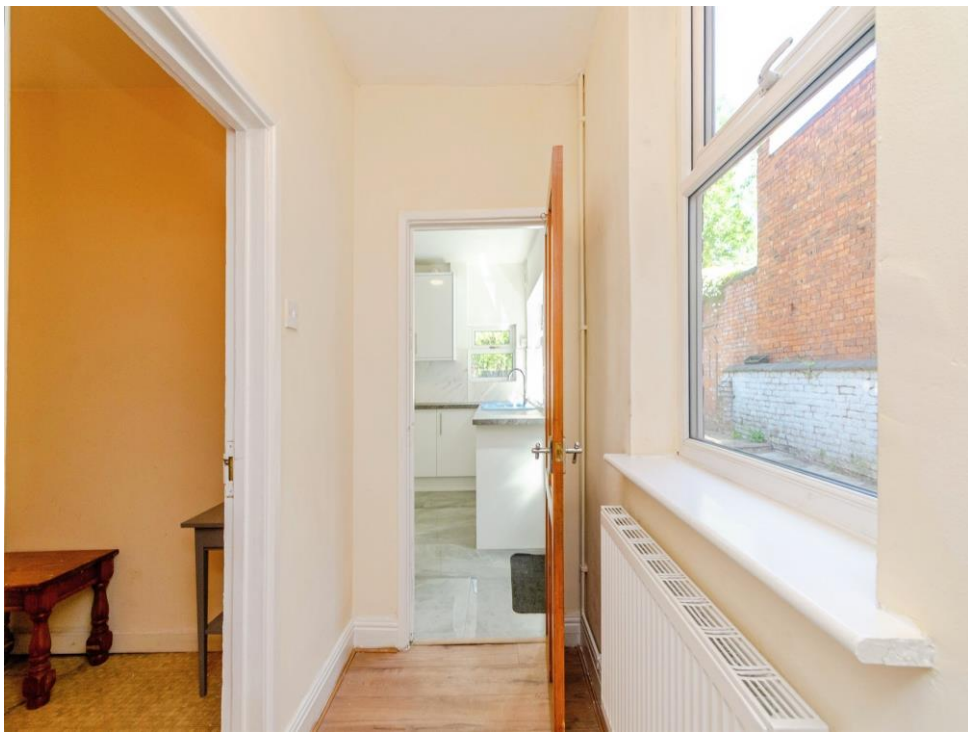
Having a double glazed window to the side, bath with shower over, low level w.c, wash hand basin and radiator.

### Outside

Having a pathway to the side and gated side access.

To the rear of the property is an enclosed lawned garden with panel fencing and outside toilet.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL317858](http://connells.co.uk/Property/WSL317858)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL317858 - 0003